

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westland**

State: **MI**

PJ's Total HOME Allocation Received: **\$5,748,467**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	92.02 %	89.15 %	12	93.55 %	35	33	
% of Funds Disbursed	88.08 %	82.27 %	10	86.03 %	55	54	
Leveraging Ratio for Rental Activities	5.1	3.21	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.06 %	89.06 %	14	81.34 %	34	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.34 %	69.39 %	5	70.65 %	66	71	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.67 %	87.47 %	17	81.57 %	22	21	
% of 0-30% AMI Renters to All Renters***	50.58 %	52.58 %	11	45.66 %	56	59	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	88.95 %	97.54 %	18	96.25 %	15	13	
Overall Ranking:			In State:	6 / 20	Nationally:	67 69	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,701	\$26,674		\$27,146	172 Units	67.20 %	
Homebuyer Unit	\$24,439	\$17,453		\$15,140	84 Units	32.80 %	
Homeowner-Rehab Unit	\$0	\$22,946		\$20,860	0 Units	0.00 %	
TBRA Unit	\$0	\$5,629		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westland MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$54,360	\$52,048	\$0
State:*	\$78,787	\$74,049	\$19,572
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	77.8	50.0	0.0	0.0	Single/Non-Elderly:	28.8	42.9	0.0	0.0
Black/African American:	13.1	46.4	0.0	0.0	Elderly:	4.6	2.4	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	34.6	31.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	22.2	19.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.7	0.0	0.0	0.0	Other:	9.8	4.8	0.0	0.0
American Indian/Alaska Native and White:	0.7	0.0	0.0	0.0					
Asian and White:	0.7	0.0	0.0	0.0					
Black/African American and White:	1.3	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.7	0.0	0.0	0.0					
Other Multi Racial:	1.3	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	3.9	3.6	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	32.7	41.7	0.0	0.0	Section 8:	30.7	0.0 [#]		
2 Persons:	16.3	23.8	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	17.6	21.4	0.0	0.0	Other:	16.3			
4 Persons:	19.6	6.0	0.0	0.0	No Assistance:	52.9			
5 Persons:	7.8	2.4	0.0	0.0					
6 Persons:	5.2	4.8	0.0	0.0					
7 Persons:	0.7	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

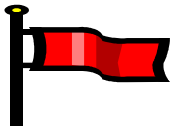
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westland State: MI Group Rank: 67
 (Percentile)
 State Rank: 6 / 20 PJs Overall Rank: 69
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	92.06	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	84.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.67	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	88.95	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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